



# Allandale Neighbor

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## Update on 5350 Burnet Rd Mixed-Use Development

Tom Linehan

The development at 5350 Burnet Road is quickly taking shape. The project is under construction just south of Arby's on Burnet, at what was formerly the location of the Antique Mall. The Antique Mall is now in the HEB Shopping Center, next to Hang Town Grill. The

mixed-used development, called 5350 Burnet Road, will be the first of its kind on Burnet and is not something area residents are accustomed to. When the development went before the City Council in 2007, the Allandale Neighborhood Association unsuccessfully tried to have it scaled back to minimize impact on traffic flow in the area. One of the concerns is traffic backing up for people driving north while residents and shoppers of the development wait to turn left into it.

The project will consist of 174 apartment units and 9,500 square feet of retail in 4-story buildings. Amenities will include a pool, fitness center, and business center. Through email correspondence with the developer, Brent Denton at Ardent Residential, I learned 75% of



Perspective rendering of 5350 Burnet Road

the units will be 1 bedroom, 1 bath. The remaining will be 2 bedrooms, 2 bath. They will range in size from 575 square feet to 1,200 square feet and lease for \$900 to \$1,800 per month. 5350 Burnet Road will begin leasing at the end of this year, with the first units being occupied starting in 2010.

A portion of the first floor of the structure will be retail/restaurant space (3,500 sf restaurant, 6,000 sf retail), but no announcements on who those retailers

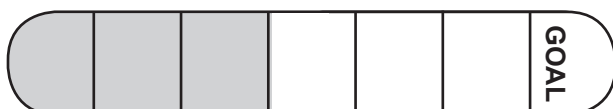
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**The next ANA EC Meeting is August 27, 2009, 6:30-8:30 p.m., Yarborough Library, 2200 Hancock Drive. The meeting is open to the public.**

## The Allandale Neighbor

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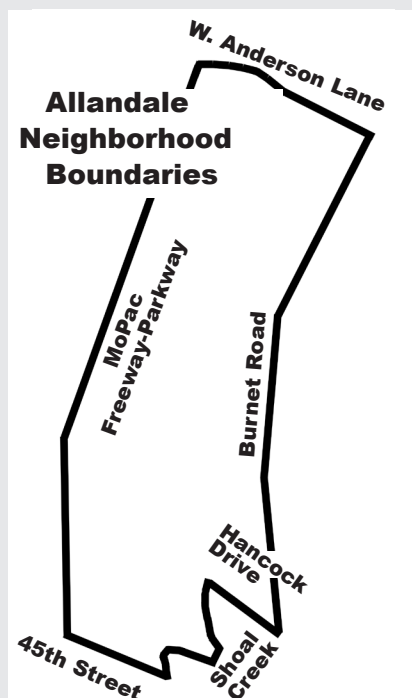
ANA General Meetings are held March and September  
on the fourth Thursday.

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## ANA President's Letter

Allan McMurtry

The 50th Allandale Parade was a big success. Based on figures from the Allandale Picnic, it looked like we had 300 to 500 people there. What was of note were the elected officials present. Our State Senator, Kirk Watson, was there, as was Austin Mayor Lee Leffingwell, State Representative Elliot Naishtat, County Commissioner Sarah Eckhardt, Councilmember Chris Riley, and Constable Bruce Elfant. Each of them spoke at the Parade.

Their attendance was an indication of the size, scope, and intent of the Allandale Parade and helps remind them of the vigor within Allandale. We have issues before them all, and getting to know them, and getting them to know us, benefits all parties.

Of special note was the attendance of Phyllis Brinkley, past president of the Allandale Neighborhood Association. As is documented in Allandale's history, Phyllis was a tireless worker for all who live in Allandale for more than 25 years. The Yarbrough Library was a long-term project for Phyllis, as were environmental issues, flooding, and relationships with the AISD. Her political connections often made the difference in tense debates with City Council.

Donna Beth McCormick and Joe Reynolds were the major organizers of this Parade, and their efforts were significant. The attendance of so many elected officials was a result of planning as much as reputation. Their contributions to this Parade were extensive and most welcome. It is hard to make things work well, and everything from the free bottles of water from HEB to the speakers, music, and soloist for the "Star Spangled Banner," Natomi Austin, took time and long hours of work.

The Parade was also unique because of its duration. It predates the neighborhood association and evokes the memories of simple get-togethers to celebrate significant events. Well, the Parade is still here, the 4th is still here, and the enthusiasm of the kids for unadorned fun is still around.

Not too shabby a way to remember the men and women who helped write the

laws to ensure our continued existence as a country, and it is a reminder to us all of the difference dedicated people can make to any cause. ♦

## The Latest on Wal-Mart at Northcross

Tom Linchan

The new Wal-Mart at Northcross will be ready in late summer 2010, and according to Trey Salinas, spokesperson for Wal-Mart in Austin, it will be the first of its kind in Texas. What follows is a Q&A I had with Trey via email:

TL: Last I heard, the Wal-Mart going in at Northcross was going to be 99,000 sf. Is that still the plan?

Trey: The Northcross store will be 97,915 sf.

TL: Do you have an elevation of the planned store you can share with us?

Trey: We should have a final rendering/elevation in the next couple of weeks. As soon as it is ready I will get it to you.

TL: Can you tell me how the allocation of the space will be split between grocery and general merchandise?

Trey: The current design has the grocery at around 23,800 sf. 24% of total building.

TL: What will the hours of operation be?

Trey: Open every day except between the hours of 1 a.m. and 5 a.m. Extended store hours during seasonal events such

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as Thanksgiving – Christmas holiday season and sales tax-free weekend. Option to offer extended hours to match store hours of retail competitors over 45,000sf within 2 mile radius of Store.

TL: What is the timeline? When will you start construction and when will it open?

Trey: Construction starts late summer of 2009. Opens late summer 2010.

TL: How will the store compare with other Wal-Marts of similar size elsewhere in the country?

Trey: The design of the Northcross store is a first of its kind in Texas. It is a new prototype store for Wal-Mart. There may be similar stores built in the future in Texas and across the country.

TL: Should the neighborhood be concerned about traffic flow once the store opens?

Trey: No. Wal-Mart has worked diligently with City staff and others regarding traffic. In addition, we have already paid \$130,000 for our share of traffic improvements per City requirements.

TL: Will the store be detached from the rest of the Northcross Mall?

Trey: Yes

TL: Should people be concerned about delivery trucks to and from the store?

Trey: No. Wal-Mart 18-wheelers will have prescribed routes for ingress and egress to and from the Store which will avoid neighborhood streets.

TL: What about landscaping around the store. What can you tell us about that?

Trey: Tom, trying to find more info on this for you but for sure I can tell you that there will be more trees provided than are required by current City code; and the trees provided will be larger than what is required by current City code. ❖

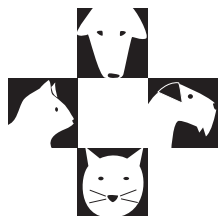


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## Update on Great Northern Detention Pond Project

Darryl Haba – City of Austin

To date we are approximately 50% complete with the project. We have completed the new maintenance road and associated retaining walls. We are about 50% complete with the new spillway using the stamp pattern selected by the Neighborhood. The retaining walls completed also have the patterns selected by the Neighborhood.

We will continue working at the spillway which will take another two to three weeks. The new sidewalk is also being constructed and the seating area we presented to the Neighborhood will be constructed off this new sidewalk.

We are on schedule to complete this project within its timeframe and enjoy the area residents walking by watching us construct the spillway. ❖



Detention pond spillway

## Restaurant Review: Madam Mam's Noodles and More

Jen Welch

2700 W. Anderson Ln  
open 11 a.m. to 10 p.m. daily

My coworkers and I celebrated the much-anticipated opening of Madam Mam's newest location on Anderson Lane with a lunchtime visit during opening week. Despite continuing construction at The Village Shopping Center that made for tricky parking, the interior of the restaurant was peaceful and cool. We were all impressed with the updated interior – stained concrete flooring, Asian-themed artwork, and dozens of brightly colored parasols hanging from the ceiling make the transformation from the old Shanghai River complete. Although there was a lunch rush, we were seated immediately, and each of us was presented with a stack of menus – a multi-page bound menu, a laminated one-page menu, and a small paper special menu. Because we had a limited time for lunch, we all ordered from the simple single-page menu. One of my coworkers, who is a regular at the other Madam Mam's locations, warned us to take the menu's chili pepper rating system seriously; remarking that even items with a one-pepper rating would be spicy. I soon



Madam Mam's Storefront

found out he was right, as my order of Yum Green Bean, which was rated two peppers, was right at the threshold of my tolerance level. Luckily, a glass of sweet and frothy Thai iced tea helped to cut the hot pepper burn. The food itself was delicious; a mix of fresh, crisp, steamed green beans, boiled egg, shredded coconut meat, and a tasty sauce of lime juice, honey, and seasonings. It was so good that I brought my husband back for supper just a few days later.

Since that initial visit, my husband and I have visited Madam Mam's several times. The menus have become no less confusing, but we are enjoying working our way through them. Because you can order most entrees with your choice of protein (chicken, beef, fish/shrimp, pork, or tofu) and either rice or one of a variety of noodle types, the possibilities are almost endless. My husband has tried

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chicken, fish, and beef dishes and has enjoyed all of them. He reports that the meats have been cooked and seasoned well, and his only minor complaint would be that there are few vegetables included in many of the entrees he's tried, leaving him to poach from my plate. I have so far only ordered vegetables or tofu-based entrees, and have found them all to be delicious, with large soft cubes of tofu and well-cooked (but not overcooked) vegetables. One caveat for strict vegetarians: ordering tofu as your protein does not guarantee a vegetarian meal, as many of the sauces use ingredients that contain fish. If you have any doubts, ask your waiter or waitress. I have found the staff at Madam Mam's to be very helpful, and one night actually had a server who was certain that I would not like an item and gently, but persistently, advised me to select something else. I took her advice, chose one of the entrees she suggested, and was rewarded with a very tasty meal.

The prices at Madam Mam's are reasonable, with appetizers ranging from \$3.50 - 10.95 and entrees ranging from \$6.95 - 15.95 for special entrees. There are a variety of teas and soft drinks on

the menu, but the restaurant does not have a liquor license. I have noticed some diners bring their own wine. We have not tried any of the desserts, but I find the delicious Thai iced tea satisfies my sweet tooth pretty well.

A final suggestion for anyone planning to visit any Madam Mam's location: visit their website first. The Madam Mam's website, [www.madammam.com](http://www.madammam.com), has a link to the restaurant's full menu, so you can get a feel for the extensive number of dishes they offer. Even better is the Articles link, which leads to informative articles about Thai cuisine, written by Austin Chronicle senior contributing food writer Mick Vann. I found the series of articles on Thai Seasonings particularly helpful, and, once I'd read them, I was able to enjoy a lovely meal with my husband without him having to whip out the iPhone to Google mysterious ingredients such as magrood or galangal.

Although there are several Asian-style restaurants in the Allandale area, Madam Mam's is a welcome change of pace for those who want to try something spicy and new. Maybe we'll see you there! ❖

## Momentum Builds for New Parks, Trails, & Sidewalks in North Central Austin

Steven Zettner

On multiple fronts, momentum appears to be building for new parks, plazas, and trails in North Central Austin.

A sea-change has occurred at City Hall. The leadership of key departments, including planning, parks, and transportation, are working much more closely together than before. The City's emerging transportation strategy stresses alternative modes of transportation, including bike lanes, trails, and sidewalks. There is a growing recognition that parks and trails serve a dual recreational and transportation function.

Both City of Austin and Austin Neighborhood Council leaders have embraced last year's recommendation from the Families and Children Task Force calling for pocket parks (parks 2 acres or less)

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## Momentum Builds

*Continued from page 5*

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City Council this spring passed the Bicycle Plan with \$250 million in proposed improvements to City bike and trail infrastructure. There is much talk of ramping up funding for urban parks, plazas, and trail and sidewalk improvements both through upcoming bond elections and through ordinance changes.

At the grassroots level, four area neighborhood associations, including Allandale, have passed motions calling for a minimum open space requirement to support the multi-family housing districts recently zoned along commercial streets like Burnet, Lamar, and Anderson. Sustainable Neighborhoods (SN) had identified the lack of provision for parks, plazas, and trails as a major gap of the Vertical Mixed Use (VMU) zoning initiative.

Six area neighborhood associations held a City Council candidate forum in April that drew over 130 people, and that

challenged candidates to set standards for open space, trails, and sidewalks in support of mixed-use districts.

Parks Department officials have indicated that they intend to make changes to their Long-Range Plan to support VMU districts with open space, as requested in a letter from Sustainable Neighborhoods ([SNAustin.org](http://SNAustin.org)), and co-signed by 135 people.

### Concept Projects

Sustainable Neighborhoods (SN) has compiled a list of over 20 open space projects in North Central Austin. SN's goal is to validate the projects and obtain neighborhood association approval, get them into the city planning pipeline, and lobby to obtain funding for them through both public and private measures. Project concepts include:

1. Pedestrian safety improvements at Burnet and 2222. This intersection has several important neighborhood destinations, including a middle school and a grocery store, but lacks the infrastructure to allow safe, convenient pedestrian and

bicycle traffic. A solution may include several features, including shaded, ADA-compliant sidewalks and realignment of the road to provide shaded pedestrian islands between lanes on the north and west sides of the intersection. Such a project could receive federal funding by improving child safety near a school.

2. An "urban trail," providing a shaded and green route for pedestrian and bicycle traffic from Foster Lane across Anderson Lane. This trail would connect numerous destinations, including the new library on Steck.

3. Improvements in support of a "Mid-town Trail" following Shoal Creek. In addition to existing sidewalks and bike lanes, the "Mid-town Trail" would add routes through existing but underutilized parkland along the creek. A highlight of this project would be easier pedestrian and bicycle access to the turtle pond in Northwest Park.

4. One or more pocket parks (parks 2 acres or less) in each of the "mixed-use districts" zoned along Burnet and Anderson. An example might be a pocket park

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preserving some of the buildings at the Burnet Road Farmer's Market, or recovery of Hancock Creek east of Yarborough Library as part of a future redevelopment, allowing bike and pedestrian traffic to flow between the library and a future rapid bus station at the intersection.

5. Beyond the borders of Allandale, SN hopes to support Brentwood's vision of a hike and bike trail along Arroyo Seco, and Crestview's vision of a hike and bike trail along the CapMetro commuter rail line. This second project, called "Rails with Trails," was voted "Project of the Year" by Sustainable Neighborhoods members at their June meeting.

### Value Proposition

The challenge of the coming generation will be how to offset traffic generated by thousands of new residents. Bicycle and pedestrian transportation projects will be most effective at offsetting car traffic if they are sited where the new residents are living. That's why the Anderson Lane Urban Trail concept is so critical. Developers have told us that they

see Anderson as ripe for mixed-use redevelopment. Urban trails provide the initial infrastructure that developers can "hook

into" with additional pedestrian-friendly features, like outdoor dining or malls. ❖

## Sustainable Neighborhoods: An Interview with Steven Zettner

Tom Linehan

**W**hat is Sustainable Neighborhoods?

Sustainable Neighborhoods of North Central Austin (SN) was founded in 2007 to ensure that redevelopment in our part of the city is neighborhood-friendly. SN is a response to the City's massive rezoning along commercial streets like Burnet and Lamar that will add thousands of new apartments and condos in the coming years. We want to make sure that redevelopment is organized and supported in ways that are attractive to families with children, seniors, pedestrians, bicyclists and users of mass transit. If that happens, we think the redevelopment will be more successful and will generate less traffic on our area streets. We see this issue as a defin-

ing one for the future prosperity of our neighborhoods.

*Who is involved in SN?*

SN meetings are open to the public. In practice, meetings are attended mainly by the development committees of the Allandale, Crestview, Highland, North Shoal Creek, and Wooten neighborhood associations. We try to work with the other neighborhood associations (Brentwood and Skyview) bounding Burnet Road and N Lamar Blvd between 2222 and 183.

SN is a hybrid organization unique in Austin. Its focus is local – just North Central Austin. It works closely with our

*Continued on page 8*

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## Sustainable Neighborhoods

*Continued from page 7*

neighborhood associations but is not an official organ of those neighborhood associations. That gives SN the flexibility to propose ideas based on urban design best practices, build support within the neighborhood associations, and then use that support to lobby the City and developers to implement those ideas. SN will not actively lobby the City for anything that the impacted neighborhood associations oppose.

*What are some of the activities and progress-to-date of SN?*

SN has had three big successes in the first half of 2009. SN won formal support from our neighborhood associations calling for a minimum open space requirement for the areas along Burnet, Lamar, Anderson, and Airport that were zoned for mixed use. SN has used these motions as a lobbying tool with City leaders, with considerable success.

SN initiated a City Council Candidate Forum, planned and sponsored by the Allandale, Brentwood, Crestview, Highland, North Shoal Creek, and Wooten

neighborhood associations. The neighborhoods agreed to focus the forum questions on minimum open space for the transit corridors. Over 130 people attended, making it one of the biggest forums of the election season. The momentum from this event is also proving very helpful in opening doors for us at the City.

SN successfully organized a petition to the Parks and Recreation Department to modify their Long Range Plan so that parks and plazas are prioritized in mixed-use districts along streets like Burnet and Lamar.

*You mentioned SN has identified 20 concepts for North Central Austin. How would you characterize those projects?*

Going into the second half of 2009, SN will be validating and building support for over 20 open space and trail projects that support the mixed-use districts. We think many of these projects could be included in the next bond election.

These include:

1. Urban trails. An urban trail provides a shaded, green bicycle and pedestrian path through commercial districts so that nearby residents can get to places without

driving. These are especially important for encouraging better redevelopment – it's easier to convince developers to contribute outdoor amenities when features like urban trails already exist.

2. Inter-district trails. These are mostly greenbelt projects previously proposed by area neighborhood associations, using accessible parts of Shoal Creek, Arroyo Seco or Upper Waller.

3. Pocket Parks. SN wants to prioritize pocket parks close to the center of the mixed-use districts so that they are fully utilized and heavily populated. The need for pocket parks is greatest for apartment dwellers who don't have backyards. In the coming years, more families will be living in apartments and pocket parks are indispensable to achieving a family-friendly environment.

4. Transit plazas. Our area of the city will double in population over the coming 30 years. Quality mass transit must work if we are to have any hope of preserving safe, accessible streets. Pedestrian-friendly plazas near metro stations are important because they will encourage nearby residents to use transit. From the plaza, most things that people need in their daily lives should be less than five minutes' walk away.

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5. Shaded sidewalks and pedestrian safety improvements. A lot can be done short-term to make it easier and safer to get across our commercial streets. Major intersections like Burnet at 2222 could be widened to allow for shaded pedestrian islands, improving safety for students getting to Lamar Middle School and making it easier for neighbors to walk to the grocery store.

If you have ideas for projects like these, let us know by either attending an SN meeting or emailing [info@snaustin.org](mailto:info@snaustin.org). If a project makes sense to you or if you have concerns, let us know and let your neighborhood association board members know.

#### *When and where do you meet?*

SN meetings are usually held the third Tuesday of the month at the Christian Village Apartments Activity Room, 7925 Rockwood Lane. Detailed directions are on the SN website at [www.snaustin.org](http://www.snaustin.org). Meetings are announced on most of our neighborhood listservs, but feel free to email [info@snaustin.org](mailto:info@snaustin.org) asking to be included on the SN meeting announce-

ment email distribution. If you are interested in urban planning, [www.snaustin.org](http://www.snaustin.org) also has an extensive list of online

## Land Use Issues

*Allan McMurtry*

Land use refers to uses permitted on property that you own. That land might be in a county in Texas, in the extra-territorial jurisdiction of a city such as Austin, or inside a city that has zoning authority. These cities with zoning authority are known as Home Rule cities and have populations greater than 5,000 people.

Within the State of Texas are various options to designate legal uses of property. State law governs some uses, such as radioactive waste sites, landfills, abattoirs, wetlands, etc. without taking ownership. In other cases, the State or Federal Law takes precedence, as in military boundaries, Indian Reservations, National and State Parks and Forests. Uses of these lands are written into the appropriate law and assigned governing boards or agencies.

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resources and a book-sharing program where you can borrow books from other neighbors. ❖

generally it will fall into the County or City jurisdiction. The extraterritorial jurisdiction given cities is a way to allow cities to expand without being choked off at the periphery. Some states allow this, some don't. Texas allows it. State law speaks to how the jurisdiction between the County and the City is settled.

County governments in Texas have no zoning authority. They can demand right-of-way for roads and some utilities, but, generally, their roll in land use is more related to providing services than dictating use. They do have review over subdivision plats – those areas of raw land purchased with the intent of subdividing it into lots for sale. These lots usually are sold to people who build houses on them.

*Continued on page 10*

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## Land Use Issues

*Continued from page 9*

One dual land use function of the County and the City is restrictive covenants on land. Some covenants are written on the subdivision plat map of the lots, while others are filed at the County Clerk's Office where all plats and restrictive covenants are filed. Such plats are also filed in extraterritorial jurisdictions in the same Office, but the plat is usually filed with the City. Current Texas law states that when any plat is filed, it must be accepted by the City or County as long as it meets all the requirements of subdivisions. Some of these requirements are found in Vernon's Local Property Codes of Texas, such as Section 212. Requirements of subdivisions usually relate to streets; utilities such as water, wastewater, electricity, gas; and environmental impacts such as runoff and air quality, among other things. Covenants running with the land usually have a process for modifying existing land use restrictions. They entail getting a certain percentage of people to agree to changes, almost always over 50%. The changes can change building heights, lot sizes, and many other uses. Those changes have to be signed and

agreed to on a lot-by-lot basis and filed with the County Clerk's office. All such signatures have to be notarized.

The other land use restriction, zoning, is found within the territory of City government. Of the major cities in Texas, only Houston has no zoning ordinances. The rest adopt zoning ordinances to specify certain land uses. Among these are residential (1, 2, and multiple-family) use, commercial use, retail use, and government uses such as schools, City offices, parks, etc. Persons can petition the City to change the zoning of their property, but that involves notification of persons within 200'. And if 20% of those people object to the zoning, then any change requires a 3/4 vote of approval by the governing board – in Austin's case, the City Council and Zoning and Platting Board.

Some slight zoning modifications can be requested before the Board of Adjustments. These are called variances and require the applicant to demonstrate that not getting this variance will create a hardship. Generally, such variations are hard to get, as hardship is not easy to prove. Also, variances can have a way of changing zoning, so cities try to limit these. Notification procedures are similar

to that for rezoning.

Allandale is covered by both restrictive covenants and zoning. Some businesses on Burnet and Anderson do not have restrictive covenants. However, over 99% of the remaining lots in Allandale have them. Allandale has over 40 subdivisions within its boundaries.

All lots in Allandale are covered by zoning. As noted in a previous article, Allandale had a rollback of zoning back in 1981 where the zoning was changed from interim use for residential use to permanent zoning for single-family residential use only. This zoning is pretty much standard through all of Allandale. The restrictive covenants across Allandale also require residential use only. That means that over 3,000 lots in Allandale have this dual protection for residential use only.

The duality of restrictive covenants and zoning mandating residential use only is a real positive for any neighborhood. It allows either the City or individual owners of lots within a subdivision to take action to prevent other uses. This process helps keep neighborhoods whole and gives persons owning lots in that neighborhood a serious voice in the land use structure where they live. ❖

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# Dog Talk: Resource Guarding

Cheryl Silver

“Resource guarding” describes the behavior seen when a dog “guards” special toys, bones, possessions, people, and/or locations; i.e., he will growl/snap if his control of the special item is challenged. Management and/or elimination techniques for these behaviors vary depending upon whether the dog is guarding items from another dog, guarding from an adult or child, or both.

The phenomenon is most recognizable to people when a dog will not surrender a bone or piece of rawhide or when a dog gives a low growl or snaps when approached while eating. In these instances there is a *specific* item that elicits the problematic response and this pattern remains consistent over the years.

In some instances, the focus of the guarding can expand. For example, a dog who first guards his food bowl may then expand the guarding to include the cabinet where the dog food is stored and then even to the entire kitchen. Or a dog who guards one toy but is fine with sharing other toys may demonstrate a shift to

guarding anything she is playing with or carrying in her mouth.

A less commonly recognized form of resource guarding occurs in households with multiple dogs or when a single-dog household adds a second dog. The family recognizes that there is a problem but typically describes it as jealousy between the dogs, and it manifests in posturing, conflicts, and/or fights between the dogs when the specific person is present. Typically one of the dogs will struggle to keep the other dog from getting close to the person in question.

Another manifestation is the dog who will growl when approached while lying on his dog bed or on the couch—guarding the location.

Often people are counseled that they need to be “more alpha” or that the dog is being “dominant” and the family needs to take charge to fix the situation. This kind of guidance concerns me greatly, as it often leads to a butting of heads (person and dog’s) and a person trying a maneuver known as the “alpha roll” on the dog to show her who is in charge. This worries me greatly – please, don’t do it.

I do not want to go into detail about addressing these various forms of



resource guarding because, in my opinion, the plan to address them must be tailored to the *precise* situation. I will, however, say if your dog guards nothing except bones or rawhide, get rid of them—get them out of the house. We can talk about replacement items.

Please do not ignore resource guarding. Let me know if you are dealing with this and we can get on it right away. The earlier we start, the better in all respects. In the case of bringing a new dog into the household, contact me immediately and we should have this fixed in very little time at all.

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# Allandale's 4th



## 2009 Allandale 4th of July Parade

*Donna Beth McCormick*

Thanks to everyone that helped with the parade, and everybody that came and also participated. The Allandale parade is not a structured event. Those that show up can be in the parade. If they want to compete for a prize, they sign up.

The Scouts – Boys, Girls, Cubs, CREW, are always a big part of our parade. We also could not do it without the Colonial guys – drums, flags, rifles.

The heavy lifting was done by Joe Reynolds and Tom Linehan – they built the stage last year, got the water, the ice, sound system, and the necessary things it takes to get it going.

Beverly Carter and her volunteers got the judging and signup for the awards.

Thanks also to my friend, Natomi Austin, for singing the “Star Spangled Banner.” She sings professionally, but that is not her primary vocation. If you want to get her for an event, I’ll connect you; she can sing anything and does some background for CDs.

We have some very unique 4-wheeled vehicles in the parade – some I have never seen before, anywhere!

Thanks to all the elected officials that came. I told them that Allandale was the best parade in town, and now they know it!



We have great pictures on [statesman.com](http://statesman.com), [lexan.com](http://lexan.com), and had three pictures in the July 5 Statesman with the article.

The highlight – Phyllis Brinkley, who got the neighbors together to start this 50 years ago and was able to be there.

You all, it was a great event.

NOW – we need everybody to become members of the Allandale Neighborhood Association so we can continue these events, the newsletters, the picnic, the events in the park. Buy the Allandale t-shirts and wear them proudly.

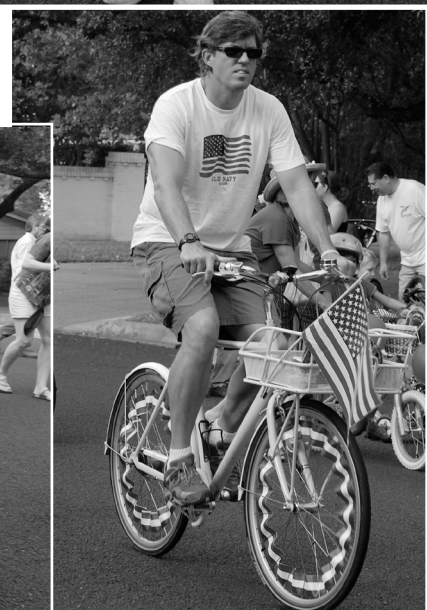
Go to [www.allandalereporter.org](http://www.allandalereporter.org) to sign up and buy a t-shirt. ❖

*[For a list and pics of the Parade Winners, see pages 13 and 14]*





# of July Parade





# Parade Winners

## Cars/Trucks

1st: Dog Days of Summer  
2nd: Surfing USA  
3rd: Lady Bug, VW Liberty

## Bikes

1st: Caroline Diller  
2nd: Major Henson  
3rd: Linnea Bieri

## Tricycles

1st: Eliza Diller  
2nd: Gus Ehlers  
3rd: Emmi Anderson

## Strollers

1st: Addie Reneau  
2nd: Goldsmith Family

## Pets

1st: McKenna and Kelton Cangley  
2nd: Ruiz Family, "Jake"  
3rd: Ruiz Family, "Princess"

## Walkers-Solo

1st: Emmaline Benson  
2nd: Mary Roe  
3rd: Adelle Witt

## Walkers-Groups

1st: Davis Kids

## Wagons

1st: Rockets Red Glare  
Kylie, Ashby, and Eadan Reeves  
2nd: William Benson  
3rd: Mary and Davis Roe

## Most Unusual Award

Winner: Einstein—Jeep Dog







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## The All Austin Cooperative Nursery

Cathy Savage

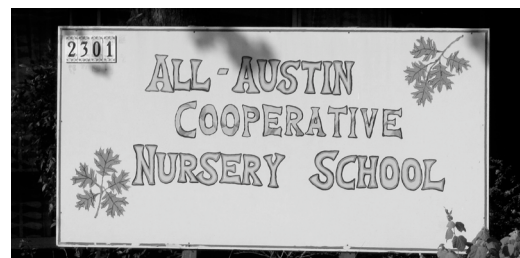
**T**he All Austin Cooperative Nursery School (AACNS) has been on Hancock Drive since 2002, but it's been on the neighborhood border since the 1970's, and has served many Allandale families. My son, who now attends Gullet, attended pre-K there, and my daughter will be starting her third and final year at the Co-op this September. As a first-time parent I signed my son up there on a recommendation, and to be honest, proximity was a motivator. But at the time I didn't realize it had such a great reputation – an alumnus from my son's class commuted from Cuernavaca Drive, which is off of Bee Caves Road and west of 360!

Our neighborhood has a gem – it's popular with parents, they have a unique approach to running a nursery school, and it borders the 'hood. I spoke with fellow Allandale resident Kerry Drake, studio teacher and director's assistant of the All Austin Coop, and what follows is what she has to say about the Coop.

In 1953, before Brown vs. the Board of Education, the All Austin Cooperative Nursery School became the first multicultural preschool not only in Austin, but in all of Texas. Though its inclusion philos-

ophy was its beginning focus, it has built upon this philosophy and become a school focused on its community, both internally and externally. Now in its own building on Hancock Drive, the AACNS has been able to create an environment for children and their families that holds true to and builds upon this philosophy. We are pleased to be in the neighborhood, and many of our families walk and bike to our school, enhancing the community feel of the school. On the other hand, we have had families driving in from as far away as Spicewood, Texas, so we gain the feel of many different neighborhoods coming together.

AACNS is a beginning education experience for the young child and the family, highlighting the value and inherent resourcefulness of children. In addition, the cooperative aspect of the school allows approximately 70 families the opportunity to work with teachers alongside their children. As teachers model the importance of respect for all, parents bring particular skills and cultures to the school and larger community. Parents are active participants in the education of



their children at AACNS, and often take the knowledge and involvement they gain here out into the community and into the older grades of elementary schools and beyond.

In concrete terms, the cooperative aspect means that parents participate continually in the running of the school. On a rotating basis parents help in their child's classroom, and each class has a helping parent assisting everyday. They also hold support jobs: anything from board president to housekeeping, based on the parents' abilities and desires. Parents help with the upkeep of the school and grounds, and participate in keeping our non-profit school funded through fundraisers. All are invested in our children, the school, our community, and on many levels, this care is modeled continually for the children. The bonds formed

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here over painting and fundraising and working with children last lifetimes!

The Co-op curriculum is inspired by the Italian Reggio Emilia approach to early childhood education. This was developed in the city of Reggio Emilia following World War II. Central to this approach is the image of the child as capable: not a vessel to be filled, but a co-learner with the teacher. This also fits with what we hold true in our community. Rather than giving children answers, we are listening to their ideas, learning alongside them, offering materials for exploration in order to encourage critical thinking and the development of one's own personal voice.

In my role as a *atelierista* or studio teacher I provide materials for exploration and for deepening projects of interest.

Sometimes our children come up with an idea that captures the imagination of the majority, and we support their ideas through thoughtful questions about materials they may need to produce or develop their ideas. This happened recently during our summer camp, when one child decided she wanted to make an umbrella out of remaining cardboard strips. We brainstormed ideas for construction:

would we need tape or glue, how would we build this, what material would be ideal? In the end, almost every child in the class created his or her own art umbrella, most somewhat functional, with an individual design painted on plastic and taped to a cardboard frame and a dowel for a pole.

Other ideas are developed on a smaller scale, such as when a child expressed frustration at making a slide out of clay. We discussed the idea of drawing first to help bring forth the image and idea. Two other children came to work alongside the child puzzling through the slide construction. In the end, they together drew a representative slide and person sliding, and then they created this design again, and successfully, in clay. The children were allowed the time and space to work through the creation of an idea.

The Co-op provides a safe environment for children to solve problems together rather than having the answers handed down to them. My own children and countless others I've observed in our preschool have learned the ability to negotiate social dilemmas reasonably well

because they've been trusted to do



Clay slide

so or aided along by our acutely aware teachers in their growing process.

Parents often ask us if our play-based curriculum is a detriment to the academic rigors of kindergarten. What I continue to see is the importance of the skills learned here at the Co-op through the daily imaginative play, peer negotiation, and the critical thinking skills engaged. Children develop the self-confidence to negotiate a varied world. Learning through play, trusting one's own ideas and voice, enacting critical thinking and peer negotiation skills are valuable life lessons developed here at the Co-op in a trusting, close community. To me, this paves the way for not only a fruitful academic career, but also for lifelong skills.

For further information: [www.allaustin-coop.org](http://www.allaustin-coop.org). ❖

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## Neighborhood Watch News

Laura DiCarlo

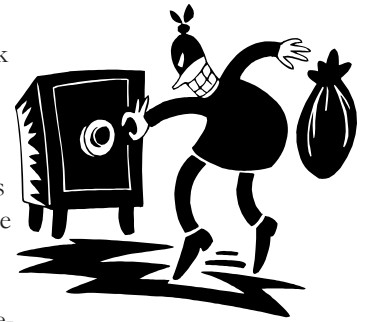
I thought it might be useful to write a Neighborhood Watch column in each newsletter to keep people up to date on what we're doing in Allandale.

Thank goodness burglaries are down this month, and I thank everyone who has notified the list serve of any criminal activity that has affected them. There have been some reports of car windows shot with BB guns, but burglaries of residence are down. I have joined a service connected with the Statesman in which I receive e-mails about reported crimes that are within 2 miles of my home. You can join Spotcrime at [spotcrime.com](http://spotcrime.com) and add any location in the US and radius you'd like. I've just started receiving the e-mails but I'll let you know what I think in future newsletters. I like that it lists the street and type of crime such as theft, vandalism, etc. However, you can't get an exact address.

I had a Neighborhood Watch table at the end of the 4th of July parade route so people could obtain block captain information, crime prevention tips sheets, and sign up for block captain training. I trained one young woman new to the neighborhood on the spot, and have 2 others who may be interested.

I am thrilled to report that we now have 55 trained block captains in Allandale! Streets we still need block captains for include Foster Lane, Whitepine Dr., Shoal Creek, Whiteway Dr., Stardust Dr., Greenlawn Pkwy, Richcreek Rd., Pegram, Ardath St., Daugherty St., Greenhaven Dr., Argentia, Janey Dr., Rickey Dr., White Rock Dr., Cary Dr., White Horse Trail, Nasco Dr., West Terrace Dr., Treadwell Blvd., Carleen Dr., Marilyn Dr., Northland Dr., Bull Creek Rd., Wynona Ave., Woodview Ave., Shoalwood Ave., Montview St., Shoalmont Dr., and Lawnmont Ave. Some of these streets have block captains on part of them, but a block captain is supposed to cover only 10 houses or so and alternates are needed as well. Therefore, we need many more

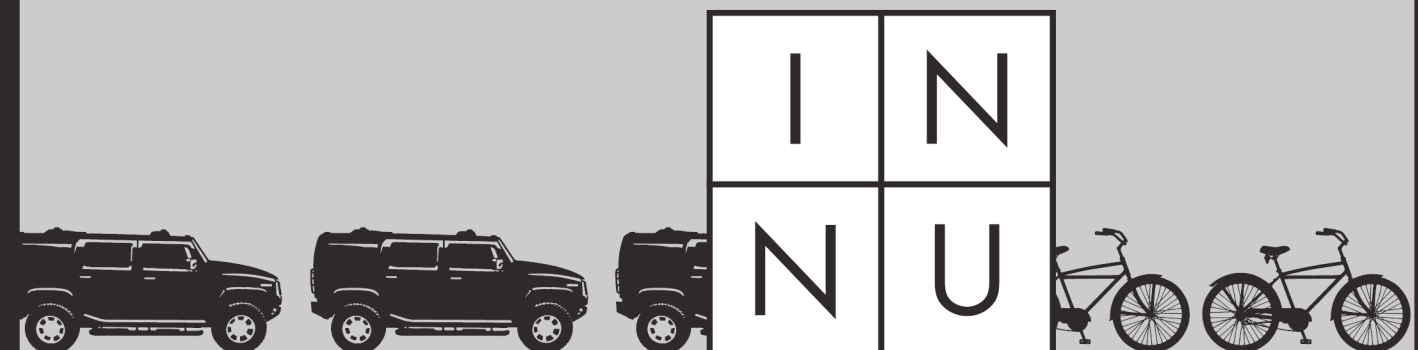
people to help! Block captain training takes just 30 minutes and is done at my house at



your convenience. Block captain duties include creating a contact list for your block, holding a block meeting, updating residents on any pertinent issues such as a break-in, keeping your ears and eyes open and calling 911 if you feel an officer is needed, and coordinating the National Night Out (NNO) gathering on your street.

Block captains who are currently registered with the police department have received registration forms for this year's NNO that will be happening October 6th from 6 - 9 p.m. NNO is done in August throughout the country, but because of the heat, Austin parties have moved to a much more comfortable date. According to the letter from APD Community Liaison

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son Rosie Salinas to all of the block captains, "NNO is designed to heighten crime and drug prevention awareness, generate support and participation in crime efforts, strengthen neighborhood spirit and police community relations, and send a message to criminals letting them know that neighborhoods are organizing and fighting back". Registration forms are due August 28th, so if you do not have a block captain and would like to have a party on your street please let me know. The parties all occur outside and you can request an EMS vehicle and/or fire truck come by. Police officers try to make it to all of the registered parties. It's also just a great way to get out and meet/see your neighbors. More information and registration forms can be obtained at [www.ci.austin.tx.us/police](http://www.ci.austin.tx.us/police).

I am in the process of getting together a group of residents who are interested in helping others make their homes safer. Home safety audits are a useful way to realize what can be done to avoid theft. For example, do you have double locking windows? Do you close your drapes in the evening so people can not see your

television? Have you engraved your electronics and taken pictures of all your valuables? Please contact me if you would like to go through a very brief training so that you can help with these safety audits or, if you would like one

## Gullett Good News Column

August 2009

Stephanie Schulz

With the 2009 - 2010 school year about to start, the Allandale Reporter caught up with Gullett Principal Janie Ruiz to find out what students, parents, and neighbors can expect this fall. Ruiz provided insight about enrollment, new faces, test scores, school animals, and more.

Q: What will the enrollment be this year?

JR: We're projected to be about 510 students.

Q: How many kindergarten classes will Gullett have?

JR: We'll have five kindergarten, five first grade, five second grade, four third

grade, four fourth grade, and three fifth grade classrooms. We added one kindergarten and one second grade class for 2009 - 2010.

Q: Have you hired any new teachers or other key staff members?

JR: Rachel Greer and Stephanie Childs will join our kindergarten team, and our counselor, Katherine Kolander, will work full-time instead of part-time due to our projected numbers over 500.

Q: Will any current teachers be changing positions?

JR: Our staffing roster currently appears as such with [C] signifying a

*Continued on page 21*



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## Gullet Good News

*Continued from page 19*

change in assignment from last year:

Kindergarten – Stephanie Childs, Sherry Glidewell, Rachel Greer, Pam Johnson, M'Lynn Parra

1st Grade – Sally Allin, Susan Backhaus [C], Mindy Bass, Patti Denega, Rayeane O'Brien

2nd Grade – Susan Barnes [C], Jayne Crawford, Katherine Laxton [C], Nikki Murphy [C], Sheryl Southwell

3rd Grade – Barbara Banta, Jennifer Moore [C], Mary Pena, Erin Shea

4th Grade – Sharon Cagle, Gina Hampton, Stacey Richardson [C], Jackie See

5th Grade – Carol Cohen, Gregg DeAtley, Ann Valentino

Special Education (SE) – Carol Brookhart, Carolyn Davis [C] (½ SE Teacher and ½ SE Teacher Assistant), Bonnie O'Reilly, Laura Pedersen, Lynn Richardson, Betty Sissom (½ SE and ½ Reading Specialist), Denise Wertz

Essential Areas – Patti Brauss (Physical Education), Patricia Chapa (Adaptive Art), Kris Dunham (Art), Jan Hahne (Adaptive Physical Education), Nora Jeffrey (Music), Kristen Smith (Music Therapy), Ardis Cox (1/3 Music), Jan Jackson (1/3 Physical Education), Gretchen Reed (1/3 Art)

Support Staff – Katherine Kolander (Counselor), Kay Gooch (Librarian), Anne Jarriel (computer lab), Ana Luisa Westgard (Spanish)

Paraprofessionals/Special Education Teacher Assistants – Bright Bayour, Shenell Brooks, Carolyn Davis, Tammie Hughes, Eddie Moore, Nickie Nall, Sarah Sanders

Office Staff – Elizabeth Albarracin (Secretary/Bookkeeper), Kimberly Sch-

neider (Clerk); (Betty Sissom acts as Administrative Support)

Housekeeping Staff –Lupe Espinosa, Edward Hill, Roy Martz (Head Custodian)

Cafeteria Staff – Debra Bowser (Manager), Jackie Castillo

Additional Personnel/Programs at Gullett – Sally Blacksmith (AISD Speech Therapist), Margaret Bridgeman (AISD Educational Diagnostician), Cynthia Ray (Regional Day School for the Deaf – Infant Program), Extend-A-Care Pre-school Program, i.e. "Gullett Guppies"

Q: There is a new portable on campus. How will that be used during the upcoming school year?

JR: For 2009 - 2010, it will house full-time music (Nora Jeffrey) on one side with 1/3 Music Program (Ardis Cox), Music Therapy (Kristen Smith), and after-school program (Dougherty Arts) sharing the other side.

Q: Is the student population outgrowing the campus?

JR: No

Q: Did Gullett accept transfer students this year?

JR: Yes

Q: Did Gullett retain its exemplary status on the TAKS tests this year?

JR: Yes

Q: Were there any campus improvements made over the summer?

JR: We installed a new dishwasher in the kitchen. We also installed cabinets and plumbing in the art room, and upgraded wiring for a classified time machine in the office. By the time school starts, we hope to complete drainage work in the kindergarten courtyard area, drainage/landscaping work in the front of the school, and complete some minor repairs throughout

the building (painting, new blinds, locks, etc.). There will also be an influx of several new pieces of furniture throughout the classrooms this next year.

Q: Will Gully be back next year?

JR: Yes, and I hear he enjoyed his summer, relaxing and taking it easy.

Q: If I want to help out at the school, who do I contact?

JR: For general questions, contact Janie Ruiz, 414-2082 (school number) or 922-7085 (cell); for mentoring questions, contact Katherine Kolander, 414-2082; and for tutoring, contact Betty Sissom, 414-2082. ♦

## Constable's Notebook: Use of Tasers

*Constable Bruce Elfant*

Much has been written and broadcast in recent weeks regarding an incident where a Precinct 3 deputy constable tasered a 72 year old woman during a traffic stop. Even though my office (Precinct 5) was not involved with this situation, I received hundreds of e-mails from Travis County residents and people around the nation who shared their opinions about this case and the general use of tasers by law enforcement officials.

Tasers were first developed for use by law enforcement officers as a less lethal weapon intended to subdue people who pose a threat to themselves or others without causing serious injury or death to officers or suspects. Law enforcement officers began using tasers on a widespread basis in the late 90s. Today about 12,000 U.S. law enforcement agencies,

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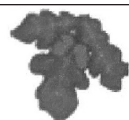


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## Constable's Notebook

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including many in Texas, authorize tasers. Taser Inc. claims that tasers have saved tens of thousands of lives because police did not have to reach for or fire their weapons. Critics of tasers point to the couple hundred suspects who have died after being tased, the disproportionate number of minorities who have been tased in some jurisdictions and instances where officers clearly should not have tased a suspect.

Virtually all law enforcement agencies have policies that govern the use of tasers, but their placement on the use of force continuum varies widely. A Government Accountability Office report found that some agencies restrict the use of tasers to situations to where batons would be used. Some agencies, including the Austin Police Department (APD), authorize tasers when "the officer perceives the situation as volatile" where chemical spray would be used. Other agencies authorize use when suspects are passive but not responding to verbal commands. APD prohibits the use of tasers "on pregnant women, children under 14, the elderly or disabled, or suspects fleeing

from officers for a misdemeanor or non-violent offense unless the suspect is armed and poses an immediate threat to the officer or another person or using the weapon when flammable liquids or gasses are present." APD officers are also required to warn suspects before firing tasers. State law does not require officers who use tasers to be trained but for safety and liability reasons practically all agencies do require up to 16 hours of training. Some agencies require periodic re-training and many agencies require officers who carry tasers to be tased so they can better understand the impact.

Most law enforcement officials believe that tasers are legitimate law enforcement tools that when properly used reduce or prevent injuries and save lives. Unlike the use of firearms where specific rules and training requirements exist, thousands of Texas law enforcement agencies set their own taser policies and determine what training their officers should receive. As a result some officers are authorized to tase passive but non-compliant indi-

viduals while others are not. Some officers receive adequate training to properly handle tasers and make proper judgments while others do not. Given the public outcry over the latest taser incidents and others, the Texas Legislature should work with law enforcement officials to develop a state-wide taser policy and training requirement. A single state-wide policy would result in more consistent enforcement by officers when used throughout Texas and even within Travis County. ❖

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## House Flies

Wizzie Brown

With the hot temperatures, house flies have been breeding and developing quickly causing them to become a problem in and around homes. House flies can be more than just a nuisance when they spread diseases such as dysentery or food poisoning. Disease can be spread by the flies because they often feed and lay eggs on garbage, manure, or carrion, and often get into homes and land on food, countertops, or other surfaces. House flies regurgitate onto food to liquefy it before eating, and they can further contaminate items by defecating upon surfaces.

The common house fly has two wings, is dull gray with black stripes on the thorax (the section where the wings are attached). Eggs are usually laid on animal fecal material or garbage. Maggots, the immature stage of a fly, are small, white,

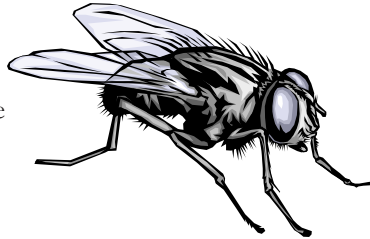
carrot-shaped, and legless.

The key to fly management is sanitation, or cleaning. Eliminate breeding sites by picking up animal waste at least once or twice a week; empty garbage cans regularly; clean garbage cans at least once a month with soapy water. Keep garbage cans located away from doors that lead into the home and make sure they have tight-fitting lids.

Other items that can help reduce fly problems include keeping window screens in good repair; making sure doors and

windows have a tight seal and weather stripping is in good condition; and using fly swatters or sticky fly paper to get rid of adult flies.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512/854-9600. Also check out [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com). ❖



## Update of 5350 Burnet Road

*Continued from front page*

will be have been made. The remainder of the structure is a parking garage for the project's tenants and the retail customers. Parking will not be allowed on the adjacent residential street, Lawnmont Avenue. In fact, there is no driveway into the project from Lawnmont. This latter stipulation was the result of council member Lee Leffingwell's two friendly amendments added at the variance hearing back in 2007, at the neighborhood's request. The amendments placed a cap on the number of allowed residential units at 175, and prohibited a driveway onto Lawnmont. ❖



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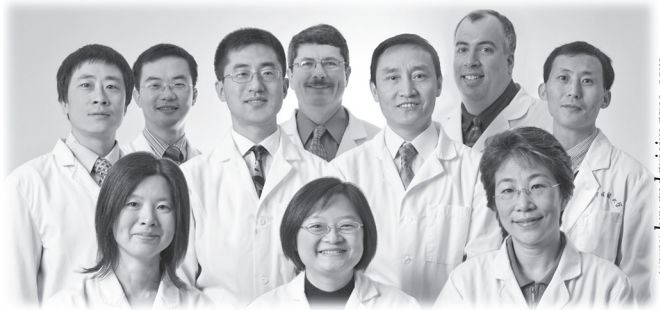
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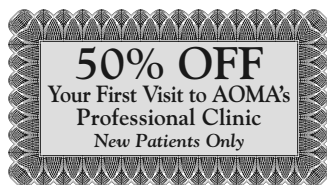
Back row: Xiaotian Shen, LAc 497; Song Luo, PhD, LAc 950;  
Yongxin Fan, LAc 663; William Morris, LAc 1009; Jamie Wu, LAc 320;  
Robert Laguna, LAc 352; Yuxing Liu, PhD, LAc 758.  
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